This instrument prepared by:
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Attorneys at Law
339 Main Street, Suite 100
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 06/18/03 13:48 2pgs
Fees:13.00 Taxes:862.10
20030618-0084208

NEW OWNER:
Turlington Page Seay & wife,
Jennifer Erin Seay
6567 Brownlee Drive
Nashville, TN 37205

SEND TAX BILL TO:
Flagstar Bank, FSB
5151 Corporate Dr.
Troy, MI 48098

MAP & PARCEL:
115-05-0-031.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Stephen Forest Vinson,** a single person, hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Turlington Page Seay and wife, Jennifer Erin Seay**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 145 on the Plan of West Meade Estates, Section Three, of record in Plat Book 3106, page 75, and amended in Book 4764, page 768, RODC, TN, to which reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Stephen Forest Vinson by quitclaim deed from Amy Jane Vinson, of record in Instrument No. 200303140-034478, Register's Office of Davidson County, TN.

SUBJECT TO THE FOLLOWING:

1. 2003 county taxes a lien, not yet due.
2. All matters of record in Plat Book 3106, page 75, amended in Book 4764, page 768, ROWC, TN.
3. Easement for driveway in Inst. No. 200102270018210 and Book 4921, page 94, RODC, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever;

AND I COVENANT with the said Grantees that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND I FURTHER covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular,

and the use of any gender shall be applicable to all genders.

This improved property is known as:

6567 Brownlee Drive, Nashville, TN 37205.

WITNESS MY HAND THIS 13th DAY OF JUNE, 2003, IN FRANKLIN, TENNESSEE.

Stephen Forest Vinson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary for said State and County, Stephen Forest Vinson, the within named bargainor(s) with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand this 13th day of June, 2003.

Notary Public

My Commission Expires: 2/5/06

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Affiant

Sworn to and subscribed to me, the undersigned, this 13th day of June, 2003, in Franklin, Tennessee.

Notary Public

My Commission Expires: 2/5/06

12114.2001/MS